

Summary of EC3 Land Use Concept Recommendations and Information in Response to the March 28th EC3 Discussion

Focus Area	Summary of EC3 Recommendations and Information
<p style="text-align: center;">1</p> <p>Northwest Coastal</p>	<p>EC3 Direction:</p> <ul style="list-style-type: none"> Recommend Land Use Concept B with the following changes: <ul style="list-style-type: none"> Show more open space on west side of power plant No mixed use east of I-5 north of Cannon Rd. Recommend the city adopt a policy to establish a pedestrian crossing at Chestnut and railroad
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> The EC3's recommendations relative to the land use map have been reflected on a draft Preferred Plan
<p style="text-align: center;">2</p> <p>Plaza Camino Real Commercial Corridor</p>	<p>EC3 Direction:</p> <ul style="list-style-type: none"> Recommend Land Use Concept B for sites west of El Camino Real Recommend Land Use Concept C for sites east of El Camino Real
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> The EC3's recommendations have been reflected on a draft Preferred Plan
<p style="text-align: center;">3</p> <p>Quarry Creek</p>	<p>EC3 Direction:</p> <ul style="list-style-type: none"> Generally, committee members indicated preference for Concept C, which is the most consistent with the proposed Quarry Creek Master Plan The EC3 agreed to considered a modified version of Concept C after they considered the other focus areas
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> The draft Preferred Plan shows Concept C with minor modifications to correspond to the proposed Quarry Creek Master Plan. The applicant for the Quarry Creek Master Plan (McMillan) submitted a fact sheet summarizing the amount of open space provided by the project, some of the constraints and why they believe it is important to provide a diversity of housing types on the project site. A copy of the fact sheet was previously emailed to EC3 members (a copy will be provided at the April 17th EC3 meeting).

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4 Marja Acres	EC3 Direction: <ul style="list-style-type: none"> Recommend Land Use Concept B/C; however, if more density is needed for Housing Element purposes, Concept A is acceptable
	Land Use Concept Changes/Additional Information: <ul style="list-style-type: none"> The EC3's recommendation (Concept B/C) has been reflected on a draft Preferred Plan
5 Sunny Creek Commercial	EC3 Direction: <ul style="list-style-type: none"> Recommend Land Use Concept A
	Land Use Concept Changes/Additional Information: <ul style="list-style-type: none"> The EC3's recommendation has been reflected on a draft Preferred Plan
6 Mandana	EC3 Direction: <ul style="list-style-type: none"> Recommend leaving as currently designated (low density), as is shown on all three land use concepts
	Land Use Concept Changes/Additional Information: <ul style="list-style-type: none"> The EC3's recommendation has been reflected on a draft Preferred Plan Note: the Concept maps excluded the HMP constrained areas from the boundaries of the very low density residential area. However, currently, the majority of the site is designated very low density; the HMP constrained areas will be defined and designated as open space at the time the area is proposed for development. To accurately reflect the site's current designation, the draft Preferred Plan now shows the boundaries of the current very low density residential and open space boundaries.
7 Palomar Corridor	EC3 Direction: <ul style="list-style-type: none"> Recommend Land Use Concept B with the following changes: <ul style="list-style-type: none"> Two parcels at eastern city boundary north of Palomar Airport Road – change to high density residential (as shown in Concept A) Carlsbad Oaks North Lot 1 (northwest corner of Faraday Ave. and El Fuerte St.) – change to high density residential Include mixed use sites that are shown in Concept A along Camino Vida Roble

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<p>7</p> <p>Palomar Corridor, continued</p>	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> The EC3's recommendations have been reflected on a draft Preferred Plan, with the following suggested alternative: <ul style="list-style-type: none"> As an alternative to the mixed use along Camino Vida Roble, staff suggests a preferable location for residential use may be the site located south of Palomar Airport Road on the east and west sides of Aviara Parkway (the west side is currently Aviara Parkway Farms Wholesale Produce). This site is shown as commercial on Concept C, along with properties north of it.
<p>8</p> <p>Southern Freeway Corridor</p>	<p>EC3 Direction:</p> <ul style="list-style-type: none"> Recommend Land Use Concept A with the following exception: <ul style="list-style-type: none"> The site south of the Encina Wastewater Authority (EWA) facility could be considered for residential use; however the committee requested to receive input from the property owner regarding their land use preference.
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> The EC3's recommendation has been reflected on a draft Preferred Plan Regarding the EWA site: <ul style="list-style-type: none"> EWA is currently in the process of evaluating land use options for their property and have not yet indicated what they intend to do with the property. Staff recommends that the draft Preferred Plan show no change to the current designation (Planned Industrial), until such time that the EWA board advises the city that they would like to change the land use designation.
<p>9</p> <p>Ponto/ Southern Waterfront</p>	<p>EC3 Direction:</p> <ul style="list-style-type: none"> Recommend Land Use Concept B
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> The EC3's recommendation has been reflected on a draft Preferred Plan Note: One of the commercial activity centers was removed to avoid a conflict with existing open space for Encinas Creek.

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10 Aviara	<p>EC3 Direction:</p> <ul style="list-style-type: none"> • Recommend Land Use Concept C for the Murphy properties • Recommend Land Use Concept B for the Aviara/Park Hyatt site <ul style="list-style-type: none"> • Concept B would result in low density residential on the site; the EC3 advised staff to inform the property owner that they could attend the next EC3 meeting to present their reasons for requesting medium density residential • Recommend Land Use Concept A for the Poinsettia Lane site <ul style="list-style-type: none"> • Some committee members suggested showing what part of the site is developable and what part is undevelopable due to environmental constraints
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> • The EC3's recommendations have been reflected on a draft Preferred Plan, with the following exceptions: <ul style="list-style-type: none"> • Murphy properties – staff suggests that the site remain as currently designated (low and medium density residential with open space). <ul style="list-style-type: none"> • Concepts A and C change the southern part of the site to open space; however, the site has been used as agriculture and has few environmental constraints. Changing the designation to open space may not be justified at this point. • Concept B changes the southern part of the site to low density residential (currently designated for medium density residential and open space). Unless the EC3 determines low density would be preferable, staff suggests the site remain as designated. • Poinsettia Lane site – the draft Preferred Plan reflects Concept A, as recommended by the EC3, and information will be available at the EC3 meeting indicating the areas of the site that are constrained by topography and the city's Habitat Management Plan.
11 South El Camino Real	<p>EC3 Direction:</p> <ul style="list-style-type: none"> • Recommend Land Use Concept B for the El Camino Real/Alga commercial center • Recommend Land Use Concept B/C for the La Costa Resort site (no change to existing commercial designation) • Recommend that the commercial center at the southeast corner of La Costa Ave. and El Camino Real remain as commercial (no shown on the land use concepts)
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> • The EC3's recommendations have been reflected on a draft Preferred Plan